

48-411 53-4-75
48-410 53-4-74

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

024860

NO TRANSFER
TAX PAID

THAT, ROBERT C. HAINS, with a mailing address of 14 Taylor Street, Portland, Cumberland County and State of Maine, in consideration of One Dollar and other valuable consideration paid by CENTRAL ASSOCIATES, a corporation duly organized under the laws of the State of Maine, and having a place of business in Waterville, Kennebec County and State of Maine, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell, and convey unto the said CENTRAL ASSOCIATES:

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, and bounded and described as follows:

Beginning at a point on the southerly side of Appleton Street, said point being the northeasterly corner of the premises described in a warranty deed from Lewis L. Levine to Robert C. Hains dated December 31, 1986 and recorded at the Kennebec County Registry of Deeds in Book 3084, page 104; thence southerly on a line parallel to the easterly line of Main Street to a point formed by the intersection of said line with the line between Waterville Savings Bank's original lot and the Edith building lot extending easterly; thence in a westerly direction along the northerly bound of the premises of Central Associates a distance of twenty-five (25) feet to a point; thence in a northerly direction and parallel to the easterly bound as described above fifty-nine (59) feet, more or less, to a point of the southerly side of Appleton Street; thence in an Easterly direction along the southerly side of Appleton Street a distance of twenty-five (25) feet to the point of beginning. Meaning and intending to convey part of the premises as conveyed to Robert C. Hains from Lewis L. Levine by deed dated December 31, 1986 and recorded at the Kennebec County Registry of Deeds in Book 3084, page 104.

Excepting and reserving unto the said Robert C. Hains, his heirs, successors, and assigns, the right of ingress and egress over the westerly fifteen (15) feet by, more or less fifty-nine (59) feet of said parcel for the purpose of providing access to the remainder of Grantor's lot as described in the Lewis L. Levine deed. The Grantee herein shall have the right to park vehicles within said right-of-way on a temporary basis for the purpose of loading or unloading supplies or deliveries, but so as not to interfere with the rights of ingress and egress of the Grantor. The Grantee herein, its successors and assigns, shall have an exclusive right to park vehicles on the remaining ten (10) foot by fifty-nine (59) foot portion of said parcel lying next easterly of the right of way described herein.

48-411
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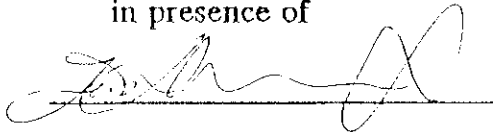
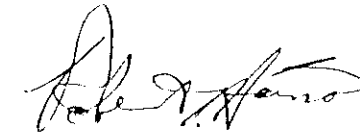
The Grantor herein also releases any rights he may have under a certain indenture dated January 17, 1938 and recorded at the Kennebec County Registry of Deeds in Book 743, page 127 or any other rights Grantor may have to use that portion of Plaisted Way, so-called, which is situate next easterly of premises owned by Central Associates and Peerless Realty, and southerly of the twenty-five (25) foot by fifty-nine (59) foot, more or less, parcel described above and now owned by Grantor, reserving to the Grantor, however, the right to install and maintain sewer or utility lines in and through Plaisted Way, so-called.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said CENTRAL ASSOCIATES, its successors and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantee to hold as aforesaid; and that I and my heirs shall and will warrant and defend the same to the said CENTRAL ASSOCIATES, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS whereof, I, the said Robert Hains have hereunto set my hand and seal this day of October, 1991.

Signed, Sealed, and Delivered
in presence of

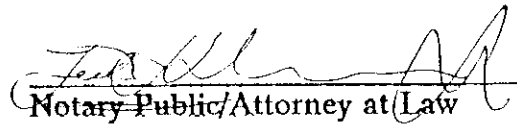



Robert Hains

State of Maine
County of Kennebec, ss.

October 24, 1991

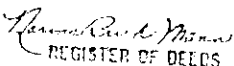
PERSONALLY APPEARED the above-named Robert Hains and acknowledged the foregoing instrument to be his free act and deed.


 Notary Public/Attorney at Law
 LESTER F. WILKINSON JR.

20038.ED4

RECEIVED KENNEBEC SS.

1991 OCT 28 AM 9:00

ATTEST: 
 REGISTER OF DEEDS